

1. Meeting Materials

Documents:

[OCTOBER 3, 2017 ACTION AGENDA.PDF](#)
[OCTOBER 3, 2017 FINAL AGENDA.PDF](#)
[OCTOBER 3, 2017 TENTATIVE AGENDA.PDF](#)

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

October 3, 2017

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated: Richard Maitland, Margarita Alban, and Nicholas Macri

Regular Members Absent: Peter Levy, and Andrew Fox

Alternate Member Present: Dennis Yeskey (seated for Fox), and Victoria Goss (seated for Levy)

Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. **Greenwich Historical Society, Inc.;** application PLPZ 2017 00422 for a final coastal subdivision to make an equal area exchange of land totaling 79 sq. ft. between the properties located at 37 and 47 Strickland Road in the Coastal Overlay R-6 and R-7 zones. (*Staff: PL*) (**Must decide by 10/27/2017**) (*Maximum extension available to 12/26/2017*) (*Page Number: 7*)

Motion to find not a subdivision or re-subdivision

Moved by Alban, seconded by Yeskey

Voting in favor: Maitland, Alban, Goss (*for Levy*), Yeskey (*for Fox*), and Macri

5-0

2. **Carmin Marino & Remo DeNardo;** application PLPZ 2017 00425 for a final subdivision to transfer 1,950 sq. ft. of land from 32 Halock Drive to 36 Halock Drive and where both parcels are located in the R-7 zone. (*Staff: PL*) (**Must decide by 10/30/2017**) (*Maximum extension available to 12/29/2017*) (*Page Number: 88*)

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3. **Marcos Andres Buscaglia and Maria Sofia Canale-Buscaglia;** application PLPZ 2017 00357, for a final subdivision, to subdivide a 32,198 sq. ft. parcel into two (2) parcels where Parcel A would be 14,214 sq. ft. and Parcel B would be 13,074 sq. ft. (12,094 sq. ft. for zoning purposes) and two (open space parcels of 560 sq. ft. and 4,350 sq. ft. (totaling 4,910 sq. ft. or equal to 15.25% of the total lot area) at property located a 30 Crescent Road in the R-12 Zone. *(Staff: CT) (Must decide by 10/18/2017) (Extension to decide granted to 10/18/2017. Maximum extension available to 11/15/2017) (Page Number: 161)*

Left Open – Maximum Extension Granted

4. **North Capital Partners, LLC;** application PLPZ 2017 00412 for a final coastal site plan to demolish the existing dwelling and construct a new 5,315.3 sq. ft. residence, elevated pool, spa, patio, renovate the existing boat house and make related site and drainage improvements on a 30,018 sq. ft. property located at 30 North Way in the Coastal Overlay and R-20 zones. *(Staff: MK) (Must decide by 11/11/2017) (Maximum extension available to 1/15/2018) (Page Number: 244)*

Left Open

PUBLIC HEARING 7:15 PM

5. **Tom Kennedy et. al;** applications PLPZ 2017 00211 and PLPZ 2017 00212, for a final site plan and special permit, to construct additions to the existing two-family house, construct a new driveway, two (2) garage spaces, four (4) parking surface parking spaces and associated site and drainage improvements on a 16,297 sq. ft. property located at 58 Spring Street in the R-6 zone. *(Staff: CT) (Must close by 10/5/2017) (Maximum extension granted) (Continued from the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri) (Page Number: 308)*

Motion to approve final site plan and special permit with modifications
Moved by Alban, seconded by Macri
Voting in favor: Maitland, Alban, Goss (*for Levy*), Yeskey (*for Fox*), and Macri
5-0

6. **636 Lake Avenue LLC**; applications PLPZ 2017 00390 and PLPZ 2017 00391, for a final site plan and special permit, to construct a new 16,000 sq. ft. residence with associated site improvements that is proposed to be in excess of the 150,000 cubic volume threshold on a 4.099-acre property located at 636 Lake Avenue in the RA-2 zone. *(Staff: MA) (Must decide by 11/11/2017) (Maximum extension available to 1/15/2018) (Page Number: 355)*

Motion to approve final site plan and special permit with modifications
Moved by Alban, seconded by Goss
Voting in favor: Maitland, Alban, Goss (*for Levy*), Yeskey (*for Fox*), and Macri
5-0

7. **143 Sound Beach Avenue Associates LP**; applications PLPZ 2017 00317 and PLPZ 2017 00318, for a final coastal site plan and special permit, to construct a 60 unit multi-family residential building with parking for 47 vehicles, related site and stormwater drainage improvements, and where 30% of the proposed units would be restricted affordable housing units for 40 years pursuant to Section 8-30g of the Connecticut General Statutes on a 18,391 sq. ft. property located at 143 Sound Beach Avenue in the LBR-2 zone. *(Staff: KD) (Must close by 11/9/2017) (Maximum extension granted to 11/9/2017) (Continued from the 8/1/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 460)*

Left Open to the November 9, 2017 Meeting

8. **Bianca 121 LLC**; applications PLPZ 2017 00363 and PLPZ 2017 00364, for a final site plan and special permit, to renovate the exterior of the building and renovate the interior to construct two (2) new residential units on the second and third floors of the structure, a terrace and plantings on the roof on a 6,250 sq. ft. property located at 121 Greenwich Avenue in the CGBR zone. *(Staff: MK) (Must open by 10/5/2017) (Maximum extension available to 12/9/2017) (Page Number: 625)*

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9. **1162 East Putnam Avenue, LLC c/o Fareri Associates LP**; applications PLPZ 2017 00376 and PLPZ 2017 00377, for a final site plan and special permit, to renovate the two (2) existing buildings, expand the second floor of the building at 1162-1166 East Putnam Avenue, and re-stripe the parking areas and internal circulation on a 37,125 sq. ft. property located at 1154-1166 East Putnam Avenue in the LB zone. *(Staff: PL) (Must open by 11/11/2017) (Maximum extension available to 1/15/2018) (Page Number: 664)*

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10. **The Anthis Corporation;** applications PLPZ 2017 00268 and PLPZ 2017 00269, for a final site plan and special permit, to change uses in the building and convert the basement level to active commercial space related to the first floor use, remove commercial use from the second floor and convert it to storage, employee lounge and administrative office to be used in connection with the first and basement floor use, and convert the third floor to a single residential dwelling unit on a 3,482 square foot property located at 33 Lewis Street in the CGBR zone. *(Staff: MK) (Must close by 10/19/2017) (Maximum extension granted.) (Continued from the 7/11/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 717)*

Withdrawn

11. **The Anthis Corporation;** application PLPZ 2017 00427, for a zoning map amendment, to re-zone the property located at 33 Lewis Street from CGBR to CGBR-HO (as shown on a re-zoning map on file in the Town Clerk's office) *(Staff: MK) (Must open by 11/11/2017) (Maximum extension available to 1/15/2018) (Page Number: 717)*

Withdrawn

REGULAR MEETING CONTINUED

12. **DISCUSSION ITEMS:**

13. **DECISION ITEMS:**

- (a) **Greenwich Avenue – Annex, Willgreen Holdings, LLC;** application PLPZ 2017 00207, for a special permit only, to convert the vacant 2nd floor of the annex building into two apartments, remove the existing car elevator, and associated bulkhead, construct a new fire stair and elevator, and remove a fire escape that extends onto the municipal parking lot to the west, on a 18,268 sq. ft. property located at 140 Greenwich Avenue in the CGBR zone. *(Staff: AP) (Must decide by 10/5/2017) (Maximum extension available to 12/9/2017) (Moved to final site plan at the 8/1/2017 meeting, no action on the special permit) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

Withdrawn

14. **APPROVAL OF MINUTES:**

September 7, 2017

Motion to approve the minutes of September 7, 2017

Moved by Yeskey, seconded by Macri

Voting in favor: Maitland, Alban, Goss (*for Levy*), Yeskey (*for Fox*), and Macri
5-0

September 19, 2017

Motion to approve the minutes of September 19, 2017

Moved by Yeskey, seconded by Goss

Voting in favor: Maitland, Alban, Goss (*for Levy*), Yeskey (*for Fox*), and Macri
5-0

15. **OTHER:**

- a. Executive Session on pending litigation or personnel matters. - None
- b. Other items as may properly come before the Commission. - None

**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON
SUBSEQUENT MEETINGS:**

259 Millbank Avenue, LLC, 261 Millbank Avenue, LLC, 263 Millbank Avenue, LLC, Virginia T. Lauricella, Wilma E. Lauricella, Marie L. Krumeich, Martin Rader, Trustee, Santina Kerry, Donna Simmons, Anthony Dennis, and Carole McCabe; applications PLPZ 2017 00262 and PLPZ 2017 00263, for a final site plan and special permit, to demolish five (5) single-family homes and one (1) multifamily home, and construct a new nineteen (19) unit multi-family dwelling, underground parking for thirty-six (36) vehicles, on-grade parking for eighteen (14) vehicles, landscaping and related site improvements on properties totaling 84,767 square feet and located at 255, 257, 259, 261, and 263 Millbank Avenue, and 71 Havemeyer Place in the R-6 zone. (*Staff: PL*) (*Must close by 10/19/2017*) (*Maximum extension granted*) (*Continued from the 7/11/2017 and 9/7/2017 meetings*) (*Seated: Maitland, Alban, Levy, Fox, and Macri*)

Flouty Family Limited Partnership; applications PLPZ 2017 00260 and PLPZ 2017 00261, for a final site plan and special permit, to merge the parcels at 38 and 40 Talbot Lane, and construct two (2) single-family dwellings, and a one (1) three-family dwelling, paved driveway and parking areas, retaining walls, walkways, and associated site improvements on properties located at 38 and 40 Talbot Lane in the R-6 zone. *(Staff: CT) (Must closed by 11/9/2017) (Extension to close granted to 11/9/2017. Maximum extension available to 11/13/2017)*

Windy Knolls Greenwich, LLC; applications PLPZ 2017 00249 and PLPZ 2017 00250, for a final site plan and special permit, to construct a three-family dwelling, new driveway, parking for eight (8) vehicles and associated site improvements on a 14,465 square feet property located at 42 Windy Knolls in the R-6 zone. *(Staff: MA) (Must close by 10/19/2017) (Maximum extension granted) (Continued from the 7/11/2017 and 9/7/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

421 Field Point, LLC; application PLPZ 2017 00369 for a final subdivision to subdivide a 2.576 acre (112,210 sq. ft.) lot into three (3) lots where Lot 1 would be 35,000 sq. ft., Lot 2 would be 30,193 sq. ft. (23,364 sq. ft. for zoning purposes) Lot 3 30,194 sq. ft. (21,632 sq. ft. for zoning purposes) and an open space parcel of 16,833 sq. ft. (equal to 15% of the total lot area) at property located at 421 Field Point Road in the R-20 zone. *(Staff: CT) (Must decide by 10/18/2017) (Extension to decide granted to 10/18/2017. Maximum extension available to 11/28/2017) (Continued from the 9/19/2017 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri)*

START: _____
END: _____

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FINAL AGENDA

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Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

October 3, 2017

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(Moved to final site plan at the 8/1/2017 meeting, no action on the special permit) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

Application PLPZ 2017 00207 has been WITHDRAWN

14. **APPROVAL OF MINUTES:**

September 7, 2017
September 19, 2017

15. **OTHER:**

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